

ASSIGNEE'S SALE

of valuable, improved real estate located in Brunswick, Frederick County, Maryland, and being known and designated as No. 9 North Virginia Avenue.

By virtue of the power and authority contained in a Mortgage from James R. Fleetwood and Patsy A. Kain dated April 12, 1973, and recorded in Liber 908, folio 721, one of the Land Records of Frederick County, Maryland, the undersigned Assignee will offer for sale at the Court House, under the clock tower (Patrick & Court Streets), in Frederick, Maryland, on

WEDNESDAY, OCTOBER 13, 1982

AT 9:00 A.M.

the following described land together with the improvements thereon, to wit:

All that lot or parcel of ground situate, lying and being in the Town of Brunswick, Frederick County, Maryland, and more particularly described as follows:

BEGINNING at a point on the West side of First Street (now commonly called Bridge Street) 66 feet Northerly from the northwest corner of said First or Bridge Street and Upper Street (now commonly called High Street); and running thence Northerly along the west side of said First and Bridge Street 66 feet; thence Westerly on a line parallel with the North side of Upper Street, and at a uniform distance of 132 feet therefrom, 165 feet; thence Southerly on a line parallel with the first line 16 feet to the end of the first line in a deed from Edward K. Smith and wife, to Myer Sachs, et ux., dated September 1, 1914; thence Easterly with the second line of said deed to Sachs and wife, 50 feet; thence Southerly with the third line in the aforesaid deed to Sachs and wife, 50 feet to a point on the northern boundary line of Lot #12, 115 feet west of First Street; thence Easterly with the northern boundary line of said Lot #12, and on a line parallel with the second line of the hereinafter referred to deed from Smith and wife to James Baker and wife, 115 feet to the place of beginning. Being part of Lot #13 on a Plat of Berlin, recorded January 11, 1793, in Liber W.R. 11, folio 288, one of the Land Records of Frederick County, Maryland, the improvements thereon, being known and designated as 9 North Virginia Avenue.

BEING all and the same real estate described and conveyed in a Deed to James R. Fleetwood and Patsy A. Kain dated April 12, 1973, and recorded among the Land Records of Frederick County, Maryland, in Liber 908, folio 719.

The improvements thereon consist of a frame two-story dwelling, containing 1370 square feet of living area, consisting of ten (10) rooms — three bedrooms and one bath. Full basement; electric heat, and City water and sewer. There is a detached garage.

FINANCING: Available to qualified purchaser at Fredericktown Bank & Trust Company. For information call Mr. C. Monroe Keeney, Fredericktown Bank & Trust Company (301) 662-8231.

TERMS OF SALE: A deposit of 10% of the purchase price will be required of the purchaser in cash or certified check payable to the Trustee at the time of sale. The balance of the purchase price to be paid in cash at settlement which shall be within ten (10) business days after the ratification of the sale by the Circuit Court for Frederick County, unless said period is extended by the Trustee, his successors or assigns, for good cause shown. Time being of the essence. Interest at the rate of 12% per annum shall be paid on the unpaid purchase price from the date of sale to the date of settlement. All state and county real estate taxes and other public charges shall be adjusted as of the date of sale, and assumed thereafter by the purchaser. All costs of conveyancing, documentary stamps, transfer taxes, document preparation, and title insurance shall be borne by the purchaser. All property is being sold subject to all recorded restrictions, covenants and agreements. The improvements are being sold in "as is" condition. The Trustee reserves the right to withdraw the herein described property from sale at any time. The Trustee reserves the right to announce additional terms and conditions on the day of sale.

HOWARD R. STEPLER, JR.

Assignee

Howard R. Stepler, Jr.
18 West Church Street
Frederick, Maryland 21701
Phone: (301) 662-6304
ATTORNEY
JAMES G. TROUT
AUCTIONEER

HOWARD R. STEPLER, JR.
ATTORNEY
18 WEST CHURCH STREET
FREDERICK, MARYLAND
301 662-6304

EXHIBIT 3

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ACKNOWLEDGMENT OF PURCHASE

We do (does) hereby acknowledge that we have (has) purchased the real estate described in the advertisement attached hereto at and for the sum of

FOURTEEN THOUSAND

Dollars (\$14,000.00---), the sum of

One Thousand Four Hundred

Dollars (\$1,400.00-) having been paid this date and the balance of Twelve Thousand

Six Hundred

Dollars (\$12,600.00-) being due and payable at the time of final settlement and we

do (does) further covenant and agree that

we will comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS our hand(s) and seal(s) this

13th day of October 1982.

Russell A. Brightwell (SEAL)
Russell A. Brightwell

Virginia L. Brightwell (SEAL)
Virginia L. Brightwell
Purchaser(s)

WITNESS:

James G. Trout
James G. Trout

Filed Oct. 14, 1982